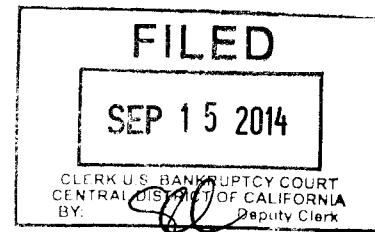


1 Cecil Stell Debtor [Chapter 7 Converted  
2 To Chapter 13 09/02/2014 #13 on Docket]  
3 Post Foreclosure Subtenant Pursuant to  
CCP 415.46(e)2 Exhibit "AA"  
P O Box 6742  
4 Beverly Hills, CA90212  
(213) 452 4928



9 **UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF**  
10 **CALIFORNIA LOS ANGELES DIVISION**

11 **Removal of Superior Court Unlawful Post Foreclosure Eviction Case**  
12 **No. 13U12105 & 13U04510 Dept 94 Re 6343 Wooster Ave, L. A. CA 90056**

13 **Superior Court Case No. 13U12105 & 13U04510 Dept 94**

14 **United States Bankruptcy Court Case No. 2:14-bk-23158-SK**

15 RE: Cecil Stell Debtor [Chapter 7  
16 Converted To Chapter 13 09/02/14  
#13 on Docket] Exhibit "A"

17 3B'S AND MAZEL  
18 PPROPERTIES LLC et al  
Plaintiff

19 vs.  
NORA JORDAN & ALL CCP  
1174.25 & 1174.3 CLAIMANTS et  
al

20 Defendants

NOTICE OF REMOVAL OF  
CALIFORNIA SUPERIOR COURT  
STATE UNLAWFUL POST  
FORECLOSURE EVICTION  
ACTION CASE No. 13U12105 &  
13U04510 TO THE UNITED STATES  
BANKRUPTCY COURT  
ADVERSARY CASE No.

21 **2:14-ap- -sk**

Dated:09/11/2014 Time: 00:00 AM / PM  
Place: 255 East Temple Street, Los Angeles  
CA 90012-2863 Courtroom: 1575  
Honorable United States Bankruptcy Judge  
Sandra R. Klein

22 **TO: THE HONORABLE UNITED STATES BANKRUPTCY COURT**  
23 **AND TO: THE LOS ANGELES COUNTY SUPERIOR COURT AND TO**  
24 **ATTORENY FOR PLAINTIFF H. G. LONG (SBN127735) AND TO:**  
25 **LOS ANGELES COUNTY SHERIFF DEPT. COURT SERVICES**  
26 **PERSONNEL (INGLEWOOD OFFICE) AND TO: LOS ANGELES**  
27 **COUNTY SHERIFF DEPT. PERSONNEL MARINA DEL RAY STATION**

1           **C/O CAPTIAN JOSEPH H. STEPHEN ET AL AND TO: HONORABLE**  
2           **MAX HUNTSMAN INSPECTOR GENERAL FOR THE LOS ANGELES**  
3           **COUNTY SHERIFF DEPARTMENT AND TO: BRUFFY'S DEL REY TOW**  
4           **AND TO: BRIAN C. BISHOP AKA LIEUTENANT BISHOP**

5           **NOW COMES** Cecil Stell [Chapter 7 Converted To Chapter 13 09/02/2014  
6 #13 on Docket] Exhibit "A" Title 11 USC 301 Voluntary Debtor Chapter  
7 converted to chapter 13 Pro Se the Post Foreclosure Subtenant Pursuant to  
8 CCP 415.46(e)2 Exhibit "AA" and other real parties in interest re real property  
9 Re Post Foreclosure Rights to Possession and fee simple title at 6343 Wooster  
10 Ave., Los Angeles, CA 90056 APN 4102-014-030 appearing to file this:

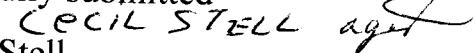
11           **NOTICE OF REMOVAL OF CALIFORNIA SUPERIOR COURT STATE**  
12 **UNLAWFUL POST FORECLOSURE EVICTION ACTION CASE #13U12105**  
13 & **13U04510 TO THE UNITED STATES BANKRUPTCY COURT**  
14 **ADVERSARY CASE No. 2:14-ap- (see above) –SK**

15           The bases for the herein removal are violations of California and United States  
16 Constitutional Rights and California and Federal Statutes including but not limited  
17 to: a) United States Bankruptcy Title 11 USC 362 Automatic Stay [see May 30,  
18 2014 9<sup>th</sup> Circuit Court of Appeals Decision "Eden Place v. Perl b) violations of  
19 California CCP 1174.3 aka published 9th circuit appeals court case Arrieta v.  
20 Mahon (1982) 31 Cal.3d 381 c) violations of CCP 415.46 d) violation of Judgment  
21 and Writ of Mandate issued by The Honorable Los Angeles County Superior  
22 Court (Unlimited Jurisdiction) Judge Cesar Sarmiento case #BC197745 e) civil /  
23 criminal conversion of personal property.

24           Please see attached copy of superior court judgment roles as required by federal  
25 law. Copy of compete filed (all pages) to be supplied.

26           Dated: September 15, 2014

27           Respectfully submitted

28             
Cecil Stell

Voluntary Debtor Chapter 7 Converted to Chapter 13 Pro Se

## REDFIN

6343 Wooster Ave

Los Angeles, CA 90056

Status: Backup Offers Accepted

PENDING



1 of 30



Play Video

\*\* ALL AGENTS: PLEASE SEE PRIVATE REMARKS BEFORE SHOWING \*\* Enjoy the mid century modern feel of this recently remodeled 5bd/5ba home, located in the ever desirable Ladera Heights neighborhood. The principle rooms in the home are large and light-filled and open to the outdoor entertaining area and pool. The flow of this home is open and ideal for entertaining and family living. The light toned french oak floors play well with the terrazzo floors in the home and marry well with the two light travertine stone slab fireplaces that are found in the living and family room. There is a small bar in the family room as well as a wall of custom built-ins. The oversized kitchen , with its solid wood cabinets, granite counters, glass tiled backsplash and stainless steel appliances open to the large breakfast area and side yard. The master suite is very spacious with abundant closet space, an over sized bath and sauna. The secondary bedrooms are all good size with access to remodeled baths. Three c

Property Type: Residential, Single Family

Style: Post Modern

View: Park/Green Belt

Community: Culver City

County: Los Angeles

MLS# 14-767217

Listing provided courtesy of  
Donald Heller, The Agency  
DRE #01198240

Source:  
TheMLS

Redfin last checked: 15 minutes ago | Last updated: 1 month ago

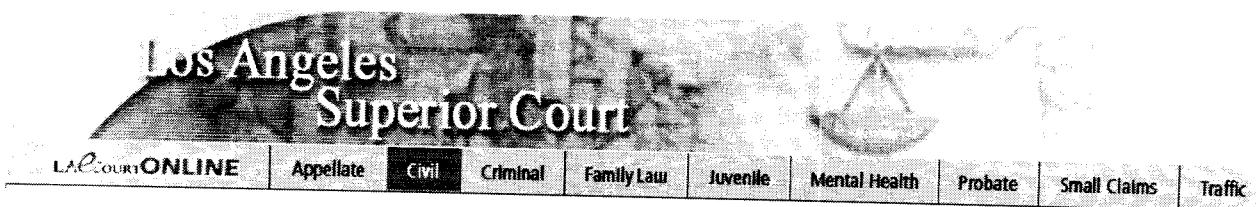
Redfin has the best data. [Why?](#)

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**Case Number:** 13U04510  
3 B'S LLC AND MAZEL LLC VS JORDAN, NONA  
**Court:** Stanley Mosk Courthouse

**Filing Date:** 04/17/2013  
**Case Type:** U.D. RESIDENTIAL (Limited Jurisdiction)  
**Status:** Disposed

Future Hearings

None

### History Information

Parties

**Plaintiff:** 3 B'S LLC AND MAZEL LLC  
**Attorney:** H G LONG & ASSOCIATES

**Defendant:** JORDAN NONA

**Attorney:** JORDAN, NONA

**Defendant:** THE BROOKINS COMMUNITY AFRICAN  
**Attorney:** POVERTY & CONSTITUTIONAL LAW CENTER

### Party Information

Histories (Dates listed in descending order)

12/11/2013 THIRD PARTY ADDED

12/11/2013 NSF RETURNED

12/11/2013 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

11/12/2013 INACTIVE CASE

11/08/2013 RESPONSE FILED

11/08/2013 NOTICE OF BANKRUPTCY FILED

09/26/2013 CLERK'S CERTIFICATE OF SERVICE MAILED

09/23/2013 MOTION RULING ISSUED

09/18/2013 NOTICE OF RULING FILED

09/16/2013 MOTION RULING ISSUED

09/09/2013 MOTION FILED: EX PARTE MOTION HEARING SET FOR 9/16/13

08/30/2013 CLERK'S NOTICE OF ENTRY OF JUDGMENT FILED AND MAILED

08/30/2013 MOTION FILED: MOT TO VAC DFLT &/OR JGMT HEARING SET FOR 9/23/13

08/30/2013 A/C - MOTION FILING

08/23/2013 NON-JURY TRIAL CONCLUDED - JUDGMENT ENTERED

08/23/2013 FAILURE TO APPEAR JUDGMENT

07/29/2013 NOTICE TO DEFENDANT RE: CONTINUANCE OF COURT TRIAL

07/19/2013 PRE-TRIAL MINUTES-CONTD TO 08/23/13 AT 08:30 A M IN DEPT. 94

07/18/2013 415.46 DEFAULT PACKAGE RECEIVED

07/18/2013 PROOF OF SERVICE FOR UNNAMED TENANTS FILED.

07/18/2013 DEFAULT AS TO UNNAMED TENANTS CCP 415.46\*\*\*\*

06/26/2013 NOTICE TO DEFENDANT RE: CONTINUANCE OF COURT

06/21/2013 PRE-TRIAL MINUTES-CONTD TO 07/19/13 AT 08:30 A M IN DEPT. 94

06/10/2013 DECLARATION OF MAILING/ ANSWER FILED

06/05/2013 CASE ORDERED REMANDED BACK INTO U.D. CASE #13U04510 AS OF 06/05/13

05/24/2013 NOTICE OF REMOVAL OF CASE FROM LOS ANGELES COUNTY SUPERIOR COURT TO

05/24/2013 PRE-TRIAL MINUTES-CONTD TO 06/21/13 AT 08:30 A M IN DEPT. 94

05/09/2013 NOTICE OF TRIAL MAILED

05/09/2013 NON-JURY TRIAL SET FOR 05/24/13, 08 30 AM, DEPT 94

05/08/2013 MEMO TO SET CASE FOR TRIAL FILED-20 MIN(S)

05/06/2013 RESPONSE FILED

04/29/2013 REJECTED APPLICATION TO POST

04/24/2013 RECEIVED APPLICATION TO POST

04/22/2013 FEE WAIVER FILED

04/22/2013 RESPONSE FILED

04/18/2013 NOTICE OF UNLAWFUL DETAINER MAILED

04/17/2013 COMPLAINT FILED

04/17/2013 SUMMONS FILED

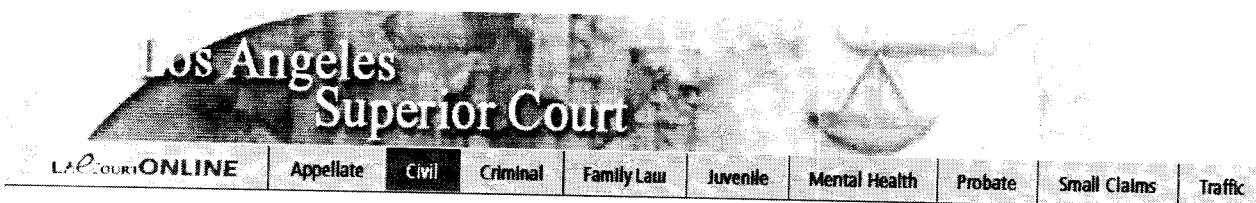
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- ▶ Court Rules

**Case Number:** 13U12105

3B'S LLC AND MAZEL PROPERTIES LLC VS JORDAN, NONA

**Court:** Stanley Mosk Courthouse

**Filing Date:** 10/02/2013

**Case Type:** U.D. RESIDENTIAL (Limited Jurisdiction)

**Status:** Disposed

Future Hearings

None

### History Information

#### Parties

**Plaintiff:** 3B'S LLC AND MAZEL PROPERTIES LLC

**Attorney:** H.G. LONG & ASSOCIATES

**Defendant:** JORDAN NONA

**Attorney:** None

**Defendant:** THE BROOKINS COMMUNITY AFRICAN

**Attorney:** THE BROOKINS COMMUNITY AFRICAN

**Defendant:** GILFERT WELTON JACKSON BANKRUPTCY

**Attorney:** GILFERT WELTON JACKSON BANKRUPTCY D

**Defendant:** ATER GLI MATHU

**Attorney:** ATER, GLI MATHU

**Defendant:** PARADA OSCAR I BANITEZ

**Attorney:** PARADA, OSCAR I BANITEZ

**Defendant:** VALDEZ JOSE J

**Attorney:** VALDEZ, JOSE J

### Party Information

Histories (Dates listed in descending order)

09/08/2014 THIRD PARTY ADDED

09/08/2014 NSF RETURNED

09/08/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

09/08/2014 THIRD PARTY ADDED

09/08/2014 NSF RETURNED

09/08/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

08/29/2014 HEARING DELETED - OFF CALENDAR

08/28/2014 DISMISSAL WITHOUT PREJUDICE-ENTIRE ACTION, FILED & ENTERED

08/25/2014 PLAINTIFF'S DECLARATION OF H.G. LONG IN OPPOSITION TO EX-PARTE

08/22/2014 RESPONSE FILED

08/22/2014 RESPONSE FILED

08/11/2014 MOTION FILED: MOTION TO STRIKE HEARING SET FOR 9/04/14

08/06/2014 NOTICE OF WITHDRAWL OF: EX PARTE APPLICATION FOR AN ORDER VACATING

08/05/2014 1ST REQUEST FOR COPIES OF ALL WRITTEN INFORMATION/DOCUMENTS/REPORTS

08/04/2014 RESPONSE FILED

08/04/2014 NOTICE OF BANKRUPTCY FILED

07/17/2014 THIRD PARTY ADDED

07/17/2014 NSF RETURNED

07/17/2014 NSF - CLERK'S NOTICE OF FILING FEES REQUIRED (MAILED)

07/01/2014 PROOF OF SERVICE & EVIDENCE OF DELIVERY OF ADMISSIBLE EVIDENCE OF

07/01/2014 NOTICE OF BANKRUPTCY TITLE 11 STAY AS TO GILFERT WELTON JACKSON

06/30/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 6/30/14

06/30/2014 MOTION RULING ISSUED

06/26/2014 A/C - ANSWER FILING

06/26/2014 RESPONSE FILED

02/06/2014 NOTICE OF RULING AND GENERAL CIVIL HEARING FILED

02/03/2014 PRE-TRIAL MINUTES-CONTD TO 08/03/15 AT 08:30 A M IN DEPT. 94

01/28/2014 WRIT RETURNED

01/16/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/16/14

01/16/2014 MOTION RULING ISSUED

01/16/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/16/14

01/16/2014 MOTION RULING ISSUED

01/15/2014 CLERK'S CERTIFICATE OF SERVICE MAILED

01/15/2014 NOTICE OF TRIAL MAILED

01/15/2014 NON-JURY TRIAL SET FOR 02/03/14, 08:30 AM, DEPT 94

01/14/2014 MOTION FILED: EX PARTE MOTION HEARING SET FOR 1/14/14

01/14/2014 MOTION RULING ISSUED

12/27/2013 APPLICATION FOR WRIT OF POSSESSION FILED

12/27/2013 WRIT OF POSSESSION OF REAL PROPERTY ISSUED TO LA COUNTY

12/19/2013 HEARING DELETED - OFF CALENDAR

12/19/2013 JUDGMENT AS TO UNNAMED TENANTS CCP 415.46

12/19/2013 DEFAULT JUDGMENT BY CLERK - VACATED

12/17/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

12/17/2013 REQUEST FOR DEFAULT FILED AND ENTERED

12/06/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

12/06/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/26/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

11/26/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/25/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

11/25/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/25/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

11/12/2013 NOTICE OF RULING FILED

11/08/2013 MOTION RULING ISSUED

11/05/2013 MEMORANDUM OF POINTS AND AUTHORITIES IN OPPOSITION TO DEMURRER.

10/17/2013 PROOF OF SERVICE TO COMPLAINT FILED

10/17/2013 REQUEST FOR DEFAULT FILED AND NOT ENTERED

10/17/2013 SUBMISSION FOR DEFAULT AND JUDGMENT PENDING

10/07/2013 MOTION FILED: FOR DEMURRER TO COMPLAINT HEARING SET FOR 11/08/13

10/03/2013 NOTICE OF UNLAWFUL DETAINER MAILED

10/02/2013 COMPLAINT FILED

10/02/2013 SUMMONS FILED

10/02/2013 OSC SET 04/01/14, 08:30 AM, DEPT. 94 PURSUANT TO GENERAL ORDER \*\* DELETED

01/17/2013 PROOF OF SERVICE FOR UNNAMED TENANTS FILED.

01/17/2013 DEFAULT AS TO UNNAMED TENANTS CCP 415.46\*\*\*

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(MRWx),CLOSED,DISCOVERY,MANADR,REMANDED

**UNITED STATES DISTRICT COURT for the CENTRAL DISTRICT OF CALIFORNIA (Western Division - Los Angeles)  
CIVIL DOCKET FOR CASE #: 2:13-cv-03722-DMG-MRW**

3 B's LLC and Mazel LLC v. Nona Jordan et al  
Assigned to: Judge Dolly M. Gee  
Referred to: Magistrate Judge Michael R. Wilner  
Case in other court: Superior Court of CA, Los Angeles  
County, 13U04510  
Cause: 28:1444 Notice of Removal - Foreclosure

Date Filed: 05/23/2013  
Date Terminated: 05/31/2013  
Jury Demand: None  
Nature of Suit: 290 Real Property: Other  
Jurisdiction: Federal Question

**Plaintiff**

**3 B's LLC and Mazel LLC**  
*and/or its successors and/or assignees  
in interest*

represented by **Helen G Long**  
HG Long and Associates  
634 Oak Court  
San Bernardino, CA 92410  
909-889-5151  
Fax: 909-889-3900  
Email:  
fastevictionservice@linkline.com  
**LEAD ATTORNEY**  
**ATTORNEY TO BE NOTICED**

V.

**Defendant**

**Nona Jordan**

represented by **Nona Jordan**  
6343 Wooster Avenue  
Los Angeles, CA 213-422-4731  
PRO SE

**Defendant**

**Does**

*1 through 10, inclusive*

Date Filed	#	Docket Text
05/23/2013	<u>1</u>	NOTICE OF REMOVAL from the Superior Court of CA, Los Angeles County, case number 13U04510 with conformed copy of complaint. Case assigned to Judge Dolly M. Gee, discovery to Magistrate Judge Michael R. Wilner; (Filing fee \$ 400 PAID ); filed by defendant Nona Jordan.(esa) (Entered: 05/29/2013)
05/23/2013	<u>2</u>	CERTIFICATION AND NOTICE OF INTERESTED PARTIES filed by defendant Nona Jordan.(esa) (Entered: 05/29/2013)

05/23/2013	<u>3</u>	NOTICE TO PARTIES OF COURT-DIRECTED ADR PROGRAM filed.(esa) (Entered: 05/29/2013)
05/30/2013	<u>4</u>	INITIAL STANDING ORDER upon filing of the complaint by Judge Dolly M. Gee. (ms) (Entered: 05/30/2013)
05/31/2013	<u>5</u>	NOTICE OF MOTION AND MOTION to Remand Case to Los Angeles Superior Court-Central District filed by Plaintiff 3 B's LLC and Mazel LLC. Motion set for hearing on 6/28/2013 at 09:30 AM before Judge Dolly M. Gee. (Attachments: # <u>1</u> Exhibit 1, # <u>2</u> Exhibit 2, # <u>3</u> Exhibit 3, # <u>4</u> Exhibit 4, # <u>5</u> Exhibit 5)(Long, Helen) (Entered: 05/31/2013)
05/31/2013	<u>6</u>	of Interested Parties filed by Plaintiff 3 B's LLC and Mazel LLC, (Long, Helen) (Entered: 05/31/2013)
05/31/2013	<u>7</u>	MINUTES OF IN CHAMBERS - ORDER REMANDING ACTION TO LOS ANGELES COUNTY SUPERIOR COURT by Judge Dolly M. Gee: Because Defendant has not established a basis for removal jurisdiction on the face of the Notice of Removal, this action is hereby REMANDED to Los Angeles County Superior Court, Case No. 13U04510. Plaintiff's Motion to Remand <u>5</u> is DENIED as moot. Court Reporter: Not Reported. (Attachments: # <u>1</u> CV-103 Remand Transmittal Letter) (gk) (Entered: 06/03/2013)
06/17/2013	<u>8</u>	Receipt of Copy of Remand Transmittal Letter from Los Angeles Superior Court, Case No. 13U04510, acknowledged on 6/5/2013. (gk) (Entered: 06/18/2013)

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3 records found

User: rb8224

Client:

Search: Bankruptcy Party Search Name jordan, nona Ninth Circuit Page: 1

Party Name ▼	Court	Case	Ch	Date Filed	Date Closed	Disposition
1 Jordan, Nona (db)	cacbke	2:13-bk-28307	13	07/19/2013	09/19/2013	Dismissed for Failure to File Information 08/09/2013
2 Jordan, Nona Nanette (db)	cacbke	2:11-bk-48703	7	09/13/2011	12/28/2011	Dismissed for Other Reason 12/11/2011
3 Jordan, Nona (db)	cacbke	2:13-bk-26133	13	06/20/2013	08/02/2013	Dismissed for Failure to File Information 07/12/2013

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Description Bankruptcy Party Search

Name jordan, nona Ninth Circuit Page: 1

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Exhibit  
“AA”

## **CCP 415 46 (e) 2 [Post Foreclosure Re Prejudgment]**

**(2) In any action for unlawful detainer resulting from a foreclosure sale of a rental housing unit pursuant to Section 1161a, paragraph (1) shall not limit the right of any tenant or subtenant of the property to file a prejudgment claim of right of possession pursuant to subdivision (a) of Section 1174.25 at any time before judgment, or to object to enforcement of a judgment for possession as prescribed in Section 1174.3, whether or not the tenant or subtenant was served with a prejudgment claim of right to possession.**

=====

415.46. (a) In addition to the service of a summons and complaint in an action for unlawful detainer upon a tenant and subtenant, if any, as prescribed by this article, a prejudgment claim of right to possession may also be served on any person who appears to be or who may claim to have occupied the premises at the time of the filing of the action. Service upon occupants shall be made pursuant to subdivision (c) by serving a copy of a prejudgment claim of right to possession, as specified in subdivision (f), attached to a copy of the summons and complaint at the same time service is made upon the tenant and subtenant, if any.

(b) Service of the prejudgment claim of right to possession in this manner shall be effected by a marshal, sheriff, or registered process server.

(c) (1) When serving the summons and complaint upon a tenant and subtenant, if any, the marshal, sheriff, or registered process server shall make a reasonably diligent effort to ascertain whether there are other adult occupants of the premises who are not named in the summons and complaint by inquiring of the person or persons who are being personally served, or any person of suitable age and discretion who appears to reside upon the premises, whether there are other occupants of the premises.

(2) If the identity of such an occupant is disclosed to the officer or process server and the occupant is present at the premises, the officer or process server shall serve that occupant with a copy of the prejudgment claim of right to possession attached to a copy of the summons and complaint. If personal service cannot be made upon that occupant at that time, service may be effected by leaving a copy of a prejudgment claim of right to possession attached

to a copy of the summons and complaint addressed to that occupant with a person of suitable age and discretion at the premises, affixing the same so that it is not readily removable in a conspicuous place on the premises in a manner most likely to give actual notice to that occupant, and sending the same addressed to that occupant by first-class mail.

(3) In addition to the service on an identified occupant, or if no occupant is disclosed to the officer or process server, or if substituted service is made upon the tenant and subtenant, if any, the officer or process server shall serve a prejudgment claim of right to possession for all other persons who may claim to occupy the premises at the time of the filing of the action by leaving a copy of a prejudgment claim of right to possession attached to a copy of the summons and complaint at the premises at the same time service is made upon the tenant and subtenant, if any, affixing the same so that it is not readily removable in a conspicuous place on the premises so that it is likely to give actual notice to an occupant, and sending the same addressed to "all occupants in care of the named tenant" to the premises by first-class mail.

(4) The person serving process shall state the date of service on the prejudgment claim of right to possession form. However, the absence of the date of service on the prejudgment claim of right to possession does not invalidate the claim.

(d) Proof of service under this section shall be filed with the court and shall include a statement that service was made pursuant to this section. Service on occupants in accordance with this section shall not alter or affect service upon the tenant or subtenant, if any.

(e) (1) If an owner or his or her agent has directed and obtained service of a prejudgment claim of right to possession in accordance with this section, no occupant of the premises, whether or not that occupant is named in the judgment for possession, may object to the enforcement of that judgment as prescribed in Section 1174.3.

**(2) In any action for unlawful detainer resulting from a foreclosure sale of a rental housing unit pursuant to Section 1161a, paragraph (1) shall not limit the right of any tenant or subtenant of the property to file a prejudgment claim of right of possession pursuant to subdivision (a) of Section 1174.25 at any time before judgment, or to object to enforcement of a judgment for possession as prescribed in Section 1174.3, whether or not the tenant or subtenant was served with a prejudgment claim of right to possession.**

***(f) The prejudgment claim of right to possession shall be made on the following form:***

\* \* \* \* \*

NOTICE OF INCOMPLETE TEXT: The Prejudgment Claim of Right to Possession form appears in the hard-copy publication of the chaptered bill. See Sec. 2 of Chapter 562, Statutes of 2012.

\* \* \* \* \*

\*PRINTER PLEASE NOTE: TIP-IN MATERIAL TO BE INSERTED

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**(Additional Evidence To be Supplied)**

**PROOF OF SERVICE**

I am employed in the County of Los Angeles, State of California, I am over the age of 18 and not a party to the within action; my business address is 880 West 1<sup>st</sup> Street, California 90012.

On or about September 15, 2014, I served the following document described as:  
Notice of removal of state actions to federal court, ...

**BY REGULAR MAIL, FAX AND OR PERSONAL DELIVERY)** I am familiar with the ordinary business practices as related to / for collection and processing of correspondence for mailing, including by certified mail-return receipt requested, with the United States Postal Services. The above mentioned document was placed in a sealed envelope, with postage fully paid prepaid thereon and Domestic Return receipt (Postal Service Form 3800) affixed thereto, and deposited for collection and mailing on the date stated above, following such ordinary practices, and in such manner as to cause it to be deposited with the United States Postal Service that the same day in the ordinary course of business, addressed as indicated above

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 15, 2014 at Los Angeles, California.

/S/

Mr. W. Meeks (Volunteer)

**Robert Steven Harrison, an Individual California  
State Bar NUMBER: 115759.**

(213) 974 5385 Fax (Unknown)

111 North Hill Street, Los Angeles, CA 90012

**THE STATE BAR OF CALIFORNIA**

Sunday, September 14, 2014

## ATTORNEY SEARCH

Helen Grayce Long - #127735

**Current Status:** Active

This member is active and may practice law in California.

See below for more details.

### Profile Information

*The following information is from the official records of The State Bar of California.*

<b>Bar Number:</b>	127735	<b>Phone Number:</b>	(909) 889-2000
<b>Address:</b>	3579 E Foothill Blvd # 191 Pasadena, CA 91107 <a href="#">Map it</a>	<b>Fax Number:</b>	(909) 889-3900
<b>County:</b>	Los Angeles	<b>e-mail:</b>	hglongatty@gmail.com
<b>District:</b>	District 2	<b>Undergraduate School:</b>	Univ of California Berkeley; Berkeley CA
<b>Sections:</b>	None	<b>Law School:</b>	U of San Francisco SOL; San Francisco CA

### Status History

<b>Effective Date</b>	<b>Status Change</b>
Present	Active
6/17/1987	Admitted to The State Bar of California

Explanation of member status

### Actions Affecting Eligibility to Practice Law

#### Disciplinary and Related Actions

Overview of the attorney discipline system.

This member has no public record of discipline.

#### Administrative Actions

This member has no public record of administrative actions.

[Start New Search »](#)

**State Bar of**  
**California**

**Attorney Discipline**

**Office of Probation**  
State Bar of California  
845 S. Figueroa St.  
Los Angeles, CA 90017-2515  
213-765-1000

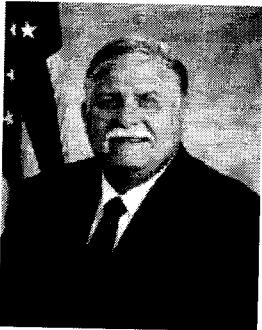
**Re: 6343 Wooster Ave. L . A. CA 90056**  
**Unlawful Post Foreclosure Eviction Action**  
**Case No. 13U12105 & 13U04510**

Los Angeles County Sheriff Station "Marina del Rey"  
13851 Fiji Way, Marina del Ray, CA 90292  
(310) 482 6000

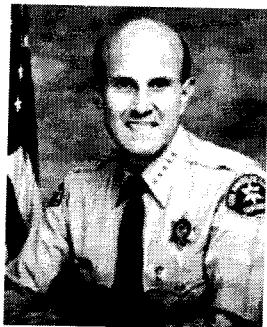
**09/ /2014 Personal Delivery to:**

**[Hand Delivered to \_\_\_\_\_]**

- 1) Sgt. Thompson and Sgt. Michael Mitchell I.D. # (unknown at this time) and Sgt. Hiracka and Deputy Nicholson and Sgt. Brown # 263552 and Captain Joseph H. Stephen and **All Detectives Including but not limited to Esteban Martinez**



Sheriff John L. Scott



**Leroy D. Baca, Sheriff & Sheriff John Scott  
Los Angeles County Sheriff's Department  
4700 Ramona Blvd.  
Monterey Park, CA 91754**



Jackie Lacey was sworn in as Los Angeles County District Attorney on Dec. 3, 2012.

**District Attorney's Office  
County of Los Angeles**

**210 West Temple Street, Suite 18000  
Los Angeles, CA 90012-3210**

**Telephone (213) 974-3512  
Fax (213) 974-1484**

**Max Huntsman:  
The inspector general for the Los Angeles  
County Sheriff's Department to provide  
comprehensive oversight over past &  
current conduct of LCSD.**



**District Attorney's Office  
County of Los Angeles  
210 West Temple Street, Suite 18000  
Los Angeles, CA 90012-3210**

**Telephone (213) 974-3512  
Fax (213) 974-1484**

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## BRUFF'S DEL REY TOW ET AL

[Los Angeles Official Police Garage #14]

4130 Glencoe Avenue, Marina Del Rey, CA 90293

Office (310) 395 0084

Fax (310) 578 6422

customerservice@bruffystow.com

Re: "...1971 Ford (Pick Up) License #7X42170 March 15 CA..."

Executed BY: (see below & attached)



County of Los Angeles  
SHERIFF'S DEPARTMENT  
John L. Scott, Sheriff

BRIAN C. BISHOP  
LIEUTENANT

Marina Del Rey Station  
13851 Fiji Way  
Marina Del Rey, CA 90292  
(310) 482-6000 FAX (323) 415-7856  
Email: bdbishop@lasd.org

www.LASD.org

A Tradition of Service  
Since 1850



### Vehicle Impound Authorization & Inventory

I hereby authorize and request Bruffy's Del Rey Tow to remove the following described vehicle:

Year	Make	Model	Body Type	Color	License No.	<input type="checkbox"/> One	Month/Year	State
71	FORD	F25	2D	WHITE	7X42170	<input checked="" type="checkbox"/> Two	MAR-15	CA
Vehicle Identification Number						Valuation		
F2171BRM461121						<input checked="" type="checkbox"/> Under \$3,999.00	<input type="checkbox"/> Over \$4,000.00	
Reason for Removal						Time Observed	5:00 pm	
						Authorized Removal Time	7:20 pm	
Address Vehicle Towed From						Odometer Reading		
843 WOOSTER AVE LA								

I hereby declare, under penalty of perjury that I am the ( ) owner of the property or the ( ) lessee or authorized agent of the owner of the property. I further declare as the owner of the property or as the lessee or as the agent of the property owner that I have complied with all pertinent City or County ordinances and applicable State laws relative to posting of No Parking signs on the property. **I certify that where applicable, one hour or more has elapsed before the vehicle was removed.** As the owner, or on behalf of the owner of the property, I do hereby release and hold Bruffy's Del Rey Tow harmless from any and all claims which may arise as the result of the removal of the subject vehicle from theforesaid property.

Executed this 25 day of AUG 2011, at (city) LA, California.

**NON** Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Job Title \_\_\_\_\_  
**Residential** Address \_\_\_\_\_ Telephone # \_\_\_\_\_

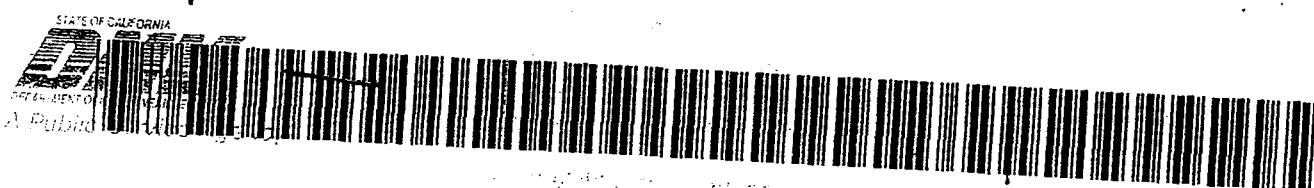
**Residential** Print Name FARIBORZ EBRI HAYOUNI Signature Job Title OWNER  
Address 741 N DOHENY DR BEVERLY HILLS Telephone #

Towed-  
Vehicle-  
 Front       Rear       Flatbed  
 Locked       Unlocked       Dollys       Go-Jacks  
Lock-out required to tow?  Yes       No

CK  
VS.  
STATE

AL

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REGISTRATION CARD VALID FROM: 03/31/2014 TO: 03/31/2015

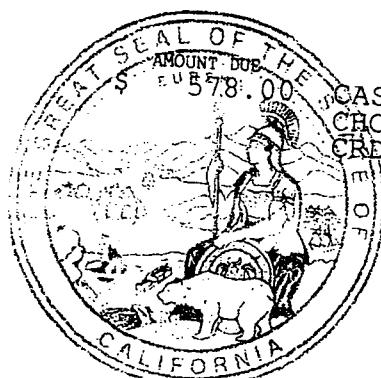
MAKE FORD	YR MODEL 1972	YR 1ST SOLD 1972	VLF CLASS AC	*YR 2012	TYPE VEH 32Y	TYPE LIC 31	LICENSE NUMBER 7X42170
BODY TYPE MODEL SERV	MP G	MO VR	AX 2	WC D	UNLADEN/G/CGW 04660		VEHICLE ID NUMBER F27BRN46121
TYPE VEHICLE USE COMMERCIAL		DATE ISSUED 04/28/14	CC/ALCO 19	DT FEE RECVD 04/28/14	PIC 9	STICKER ISSUED S3418880	

REGISTERED OWNER  
OSCAR ISMAEL BENITEZ  
4667 MAPLEWOOD AVE APT 6

LOS ANGELES  
CA

90004

LIENHOLDER



AMOUNT RECVD  
CASH :  
CHCK : 578.00  
CRDT :

AMOUNT PAID  
\$ 578.00

PR EXP DATE: 03/31/2014

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**Faribort EBBI HAYEENIAN (OWNER)**

**721 North Doheny Drive**

**Beverly Hills, CA 90210-3527**

=====

David Khalil 2850 West 120<sup>th</sup> Street

Hawthorn, CA 90250

(310) 887 8006

## **Business Entity Detail**

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

<b>Entity Name:</b>	<b>3 B'S, LLC</b>
<b>Entity Number:</b>	<b>201117410315</b>
<b>Date Filed:</b>	<b>06/23/2011</b>
<b>Status:</b>	<b>ACTIVE</b>
<b>Jurisdiction:</b>	<b>CALIFORNIA</b>
<b>Entity Address:</b>	<b>343 S REEVES DR #301</b>
<b>Entity City, State, Zip:</b>	<b>BEVERLY HILLS CA 90212</b>
<b>Agent for Service of Process:</b>	<b>BEN KARIMI</b>
<b>Agent Address:</b>	<b>16311 VENTURA BLVD #1111</b>
<b>Agent City, State, Zip:</b>	<b>ENCINO CA 91436</b>

## **Business Entity Detail**

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

<b>Entity Name:</b>	<b>3-B'S PROPERTY MANAGEMENT, LLC.</b>
<b>Entity Number:</b>	<b>201415510271</b>
<b>Date Filed:</b>	<b>06/02/2014</b>
<b>Status:</b>	<b>ACTIVE</b>
<b>Jurisdiction:</b>	<b>CALIFORNIA</b>
<b>Entity Address:</b>	<b>692 CAMINO CAMPANA</b>
<b>Entity City, State, Zip:</b>	<b>SANTA BARBARA CA 93111</b>
<b>Agent for Service of Process:</b>	<b>MARCO FRAUSTO</b>
<b>Agent Address:</b>	<b>44 ALAMEDA PADRE SERRA</b>
<b>Agent City, State, Zip:</b>	<b>SANTA BARBARA CA 93103</b>

## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	<b>MAZEL PROPERTIES, LLC</b>
Entity Number:	<b>201026610275</b>
Date Filed:	<b>09/21/2010</b>
Status:	<b>ACTIVE</b>
Jurisdiction:	<b>CALIFORNIA</b>
Entity Address:	<b>10390 WILSHIRE BLVD STE 405</b>
Entity City, State, Zip:	<b>LOS ANGELES CA 90024</b>
Agent for Service of Process:	<b>HOORI KASHANI</b>
Agent Address:	<b>10390 WILSHIRE</b>

**Donald Heller, an Individual  
aka CA Real Estate Salesman #01198240  
11726 San Vicente Blvd. #350  
Los Angeles, CA 90049**

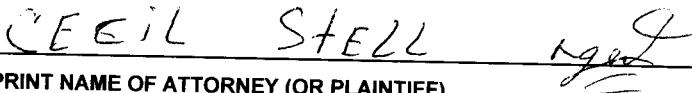
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**(Additional Parties to Service List To Be Supplied)**

<b>ADVERSARY PROCEEDING COVER SHEET</b> (Instructions on Page 2)		<b>ADVERSARY PROCEEDING NUMBER</b> (Court Use Only)
<b>PLAINTIFFS</b> 3 B's LLC and Mazel Properties, LLC		<b>DEFENDANTS</b> Nora Jordan & Cecil Stell & All unknown occupants
<b>ATTORNEYS</b> (Firm Name, Address, and Telephone No.) Helen Grayce Long (SBN127735) 3579 East Foothill Blvd. #191 Pasadena, CA 91107 (909) 889 2000 Fax (909) 889 3900		<b>ATTORNEYS</b> (If Known) Pro Se P O Box 6742, Beverly Hill CA 90212 (213) 452 4928
<b>PARTY</b> (Check One Box Only) <input type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input checked="" type="checkbox"/> Creditor <input type="checkbox"/> Other <input type="checkbox"/> Trustee		<b>PARTY</b> (Check One Box Only) <input checked="" type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input type="checkbox"/> Creditor <input type="checkbox"/> Other <input type="checkbox"/> Trustee
<b>CAUSE OF ACTION</b> (WRITE A BRIEF STATEMENT OF CAUSE OF ACTION, INCLUDING ALL U.S. STATUTES INVOLVED) 1) Violation of Title 11 USC 362 Automatic Stay 2) Violation of Federal Post Foreclosure Tenant Protection Act of 2009 3) Violation of CCP 415.46(e) 4) Violation of California & Federal Due Process		
<b>NATURE OF SUIT</b> (Number up to five (5) boxes starting with lead cause of action as 1, first alternative cause as 2, second alternative cause as 3, etc.)		
<b>FRBP 7001(1) – Recovery of Money/Property</b> <input type="checkbox"/> 11-Recovery of money/property - §542 turnover of property <input type="checkbox"/> 12-Recovery of money/property - §547 preference <input type="checkbox"/> 13-Recovery of money/property - §548 fraudulent transfer <input type="checkbox"/> 14-Recovery of money/property - other		<b>FRBP 7001(6) – Dischargeability (continued)</b> <input type="checkbox"/> 61-Dischargeability - §523(a)(5), domestic support <input type="checkbox"/> 68-Dischargeability - §523(a)(6), willful and malicious injury <input type="checkbox"/> 63-Dischargeability - §523(a)(8), student loan <input type="checkbox"/> 64-Dischargeability - §523(a)(15), divorce or separation obligation (other than domestic support) <input type="checkbox"/> 65-Dischargeability - other
<b>FRBP 7001(2) – Validity, Priority or Extent of Lien</b> <input type="checkbox"/> 21-Validity, priority or extent of lien or other interest in property		<b>FRBP 7001(7) – Injunctive Relief</b> <input type="checkbox"/> 71-Injunctive relief – imposition of stay <input type="checkbox"/> 72-Injunctive relief – other
<b>FRBP 7001(3) – Approval of Sale of Property</b> <input type="checkbox"/> 31-Approval of sale of property of estate and of a co-owner - §363(h)		<b>FRBP 7001(8) Subordination of Claim or Interest</b> <input type="checkbox"/> 81-Subordination of claim or interest
<b>FRBP 7001(4) – Objection/Revocation of Discharge</b> <input type="checkbox"/> 41-Objection / revocation of discharge - §727(c),(d),(e)		<b>FRBP 7001(9) Declaratory Judgment</b> <input type="checkbox"/> 91-Declaratory judgment
<b>FRBP 7001(5) – Revocation of Confirmation</b> <input type="checkbox"/> 51-Revocation of confirmation		<b>FRBP 7001(10) Determination of Removed Action</b> <input checked="" type="checkbox"/> 01-Determination of removed claim or cause
<b>FRBP 7001(6) – Dischargeability</b> <input type="checkbox"/> 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims <input type="checkbox"/> 62-Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud <input type="checkbox"/> 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny		
<b>Other</b> <input type="checkbox"/> SS-SIPA Case – 15 U.S.C. §§78aaa et.seq. <input type="checkbox"/> 02-Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy case)		
(continued next column)		
<input checked="" type="checkbox"/> Check if this case involves a substantive issue of state law		<input type="checkbox"/> Check if this is asserted to be a class action under FRCP 23
<input checked="" type="checkbox"/> Check if a jury trial is demanded in complaint		Demand \$ 17,760,000.00
<b>Other Relief Sought</b> Including But Not Limited to :1) Vacate Actions in violation of bankruptcy stay 2) Vacate void judgments in violation of personal jurisdiction 3) Vacate prosecution in violation of Constitutional rights 4) Recover unlawfully seized personal property 5) Los Angeles County Sheriff Department Personal violation(s) of Title 18 USC 242 &243 et al 6) Violation of Fourth Amendment Rights 7) Violation of Fifth Amendment Rights		

BANKRUPTCY CASE IN WHICH THIS ADVERSARY PROCEEDING ARISES		
NAME OF DEBTOR Cecil Stell		BANKRUPTCY CASE NO. 2:14-bk-23158SK
DISTRICT IN WHICH CASE IS PENDING Central District	DIVISIONAL OFFICE Los Angeles	NAME OF JUDGE Sandra R. Klien
RELATED ADVERSARY PROCEEDING (IF ANY)		
PLAINTIFF N / A	DEFENDANT N / A	ADVERSARY PROCEEDING NO. N / A
DISTRICT IN WHICH ADVERSARY IS PENDING N / A	DIVISIONAL OFFICE N / A	NAME OF JUDGE N / A
SIGNATURE OF ATTORNEY (OR PLAINTIFF)		
DATE 9/15/14	PRINT NAME OF ATTORNEY (OR PLAINTIFF) Cecil Stell 	

### INSTRUCTIONS

The filing of a bankruptcy case creates an "estate" under the jurisdiction of the bankruptcy court which consists of all of the property of the debtor, wherever that property is located. Because the bankruptcy estate is so extensive and the jurisdiction of the court so broad, there may be lawsuits over the property or property rights of the estate. There also may be lawsuits concerning the debtor's discharge. If such a lawsuit is filed in a bankruptcy court, it is called an adversary proceeding.

A party filing an adversary proceeding must also complete and file Form 104, the Adversary Proceeding Cover Sheet, unless the party files the adversary proceeding electronically through the court's Case Management/Electronic Case Filing system (CM/ECF). (CM/ECF captures the information on Form 104 as part of the filing process.) When completed, the cover sheet summarizes basic information on the adversary proceeding. The clerk of court needs the information to process the adversary proceeding and prepare required statistical reports on court activity.

The cover sheet and the information contained on it do not replace or supplement the filing and service of pleadings or other papers as required by law, the Bankruptcy Rules, or the local rules of court. The cover sheet, which is largely self-explanatory, must be completed by the plaintiff's attorney (or by the plaintiff if the plaintiff is not represented by an attorney). A separate cover sheet must be submitted to the clerk for each complaint filed.

**Plaintiffs and Defendants.** Give the names of the plaintiffs and defendants exactly as they appear on the complaint.

**Attorneys.** Give the names and addresses of the attorneys, if known.

**Party.** Check the most appropriate box in the first column for the plaintiffs and the second column for the defendants.

**Demand.** Enter the dollar amount being demanded in the complaint.

**Signature.** This cover sheet must be signed by the attorney of record in the box on the second page of the form. If the plaintiff is represented by a law firm, a member of the firm must sign. If the plaintiff is pro se, that is, not presented by an attorney, the plaintiff must sign.